

POPULATION ESTIMATES 2017

City of Charleston

Department of Planning, Preservation & Sustainability, January 2017

2017 POPULATION ESTIMATE (Estimated figures shown will be achieved during 2017 when permitted housing units are occupied)

Area of City	2010 Census (04/01/00)	2010-2016 Persons Annexed	2010-2016 New Housing (Persons)	2010-2016 Housing Loss (Persons)	TOTAL 2017 ESTIMATE
Peninsula	34,636	0	2,602	159	37,079
West Ashley	54,239	337	8,741	78	63,239
James Island	17,847	578	2,383	28	20,780
Johns Island	5,266	8	3,363	9	8,628
Daniel Is./Cainhoy	8,095	24	5,004	1	13,122
TOTALS	120,083	947	22,093	275	142,848

This estimate uses the 2010 Census population as a base plus the number of persons annexed, plus persons gained by new residential construction, minus persons lost by residential demolition. Persons gained by new residential construction is calculated using 98% of the number of single family (S/F) housing units plus 98% of the multi-family (M/F) housing units permitted in the listed calendar years (minus the vacancy rate of 12.1%) multiplied by 2.18 (City of Charleston persons per household from the 2010 Census). Persons lost by residential demolition are calculated by number of housing demolition permits in the listed calendar year multiplied by the vacancy rate and persons per household. Note: a 0.75 multiplier was applied to the number of residential units for year 2010 to reflect only those units permitted after the Census cut-off date of April 1, 2010.

BUILDING PERMIT TALLIES

SINGLE FAMILY UNIT PERMITS ISSUED BY YEAR AND AREA

YEAR	Peninsula	West Ashley	James Island	Johns Island	Daniel Is./Cainhoy	TOTAL
2007	45	376	32	281	117	851
2008	16	221	33	72	91	433
2009	15	166	12	104	84	381
2010	29	234	18	70	67	418
2011	18	236	33	139	114	540
2012	23	302	54	167	110	656
2013	51	372	69	190	168	850
2014	71	289	193	135	194	882
2015	58	344	89	254	144	889
2016	84	358	151	271	144	1,008
TOTALS	410	2,898	684	1,683	1,233	6,908

(Source: City of Charleston Building Permit Records)

MULTI-FAMILY UNIT PERMITS ISSUED BY YEAR AND AREA

YEAR	Peninsula	West Ashley	James Island	Johns Island	Daniel Is./Cainhoy	TOTAL
2007	32	282	42	0	329	685
2008	90	554	0	0	6	650
2009	0	0	0	0	0	0
2010	8	114	0	0	42	164
2011	6	0	0	0	314	320
2012	262	488	0	0	0	750
2013	78	372	0	0	269	719
2014	193	584	619	302	0	1,698
2015	3	174	0	281	708	1,166
2016	512	875	48	0	419	1,854
TOTALS	1,184	3,443	709	583	2,087	8,006

(Source: City of Charleston Building Permit Records)

DEMOLITION OF RESIDENTIAL UNITS BY YEAR AND AREA

YEAR	Peninsula	West Ashley	James Island	Johns Island	Daniel Is./Cainhoy	TOTAL
2007	15	3	0	0	0	28
2008	13	2	1	0	0	18
2009	17	5	0	1	0	16
2010	27	4	2	0	0	23
2011	13	9	0	0	0	33
2012	21	2	1	3	0	22
2013	4	4	0	0	0	27
2014	6	2	1	1	0	8
2015	13	12	3	1	1	10
2016	6	9	9	0	0	30
TOTALS	143	54	11	6	1	215

(Source: City of Charleston Building Permit Records)

PERSONS ANNEXED BY YEAR AND AREA

YEAR	Peninsula	West Ashley	James Island	Johns Island	Daniel Is./Cainhoy	TOTAL
2007	0	48	0	0	0	512
2008	0	33	0	6	0	48
2009	0	146	0	0	0	39
2010	0	85	0	0	3	146
2011	0	10	260	0	0	88
2012	0	22	298	0	0	270
2013	0	71	2	3	0	320
2014	0	47	3	5	0	76
2015	0	39	8	0	18	55
2016	0	63	7	0	3	65
TOTALS	0	849	725	14	31	1,619

(Source: City of Charleston Planning Division)